

LUMBERLAND PLANNING BOARD
1054 PROCTOR ROAD
GLEN SPEY, NY 12737
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Ed Gavalla, Chairman
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Susan Gregg, Member
Robert King, Alternate Member

Mike Marcasciano, Member
Alex Grech, Member
Laurie Terry, Clerk
Tim Gottlieb, Engineer
Jacqueline Ricciani, Attorney

Meeting Minutes

555th Meeting

August 2, 2016

Meeting was called to order by Ed Gavalla at 7:30 following the Pledge of Allegiance.

Roll Call: Present, Ed Gavalla, Mike Marcasciano, Sue Gregg, Robert King, Suzanne Edzenga

Robert King was seated in place of Alex Grech by the Chairman, Ed Gavalla

Others Present: Laurie Terry, Jim Akt, Tim Gottlieb, Jacy Ricciani, Dominic Derese, Lew Powell, Douglas Dobrinski, Karen Smyth, Shannen MacDonough, Joseph Didyk

REVIEW/ACCEPTANCE OF: July 5, 2016 meeting minutes.

A **Motion** to accept was made by Bob, seconded by Mike. All in favor.

CORRESPONDENCE:

- 1, Lumberland Comprehensive Plan Update – Public Hearing Aug10 at regular Town meeting
- 2, Copy of Town of Tusten’s camping laws – for your review
- 3, Letter from Upper Delaware Scenic Byway – for your review

All items were placed on file. Board and public were told of public hearing for the Comp Plan taking place at the Town Board meeting on August 10th

PUBLIC HEARING: None

CONTINUING BUSINESS:

DiRese 3 lot minor Subdivision with a Lot Improvement and Special Use Permit
SBL 7.-9-12 & 23 - Planning Project 003-16, Mohican Lake Zoning District.

Lew Powell and Domenick Direse presented the project. This is the second time before the Planning Board. The project consists of a minor 3 lot sub-division with a lot improvement and a special use permit for Lot 2 for an accessory building with

no principal structure.

Lew Powell stated that Conrad, Close and Ewald had provided the Board, Engineer and Attorney with a new survey that had included the changes suggested by the Town Engineer's comments from the July meeting. Mr. Powell had met with the Highway Superintendent to confirm if any deeded Right of Way had been done in the last 2-3 years. There was a sub-division filed by Sonia Friberg in 2014 which resulted in a portion of the road being dedicated to the town. The Highway Department has for the last 10 years has maintained Mohican Trail. Mr. Powell stated that the wooden fence is more than ten years old and the chain link fence was almost ten years old. The wooden fence was put up to protect the septic system from people driving over it and the chain link was put up because people who did not belong to the private homeowners association were accessing the boat launch area. Engineer's comments re removal of fences and tennis court pavement with time lines attached were discussed. It was noted that there is a 911 number on Lot #2. The only thing missing from the Bulk table is setbacks which is n/a as it is not a buildable lot. As owner of both lots involved with fence there would be no need to remove. Any sale of lots would then place the fence issued between buyer and seller. Recommended that there should be a condition that no new structures without Planning Board approval beyond a 144sf structure.

The Board reviewed the application along with the EAF. The type of action is unlisted. There was a **Motion** made by Sue, seconded by Mike, to declare the Planning Board as Lead Agency, AIF. A **Motion** was made by Sue, seconded by Bob, to schedule a public hearing on Sept 6, 2016 at 7:45 for the project consisting of a Lot improvement, 3 lot minor Sub-division, Special Use Permit for an accessory structure with no principle structure, AIF.

Further discussion ensued regarding the ownership of Mohican Trail, Mr. Direse's map indicates that it is a Town Road, this is not documented and possibly should read Town maintained instead.

A **Motion** was made by Mike, seconded by Sue to close the regular meeting and open Executive Session to conduct two interviews for an Alternate Planning Board Member position. AIF.

After a **Motion** by Sue seconded by Mike, to close Exec Session and open regular meeting, AIF, a ballot vote was held. The clerk was then directed to send a letter to the Town Board recommending that Karen Smyth be appointed to the Planning Board as an alternate member with a term ending 12/31/16.

A **Motion** to adjourn at 9:10 was made by Mike, seconded by Bob. AIF.

Respectfully Submitted,
Sharon Sparling, Vice-Chairman